



COUNTY OF PLACER PLANNING COMMISSION

AGENDA DATE

February 14, 2008

****TAHOE MEETING****

North Tahoe Conference Center

OFFICE OF Planning Department

3091 County Center Drive Suite 140
AUBURN, CALIFORNIA 95603
TELEPHONE: 530/745-3000
FAX: 530/745-3080
www.placer.ca.gov

Meeting will be held at the [North Tahoe Conference Center, 8318 North Lake Boulevard in Kings Beach](#)

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you require additional disability-related modifications or accommodation, please contact the Planning Department at (530) 745-3000. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. Requests received after such time will be accommodated only if time permits.

NOTE: APPLICANT OR AN AUTHORIZED REPRESENTATIVE SHOULD BE PRESENT IN ORDER TO PRESENT INFORMATION AND/OR TESTIMONY RELATIVE TO THE APPLICATION (S). THE PLANNING COMMISSION MAY TAKE WHATEVER ACTION THEY DEEM APPROPRIATE, WHETHER OR NOT THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE IS PRESENT.)

10:00 AM FLAG SALUTE

ROLL CALL: Larry Sevison (Chairman), Ken Denio (Vice Chairman), Bill Santucci (Secretary), Gerry Brentnall, Mike Stafford, Larry Farinha and Richard Johnson

REPORT FROM THE PLANNING DIRECTOR - Planning Director to discuss future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission; any correspondence received; and budget, staffing or operational issues.

PUBLIC COMMENT - Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Commission Chair.

1) 10:05 AM SUBDIVISION MAP MODIFICATION (PSM T20070653) BEAR CREEK SUBDIVISION FINAL MAP MODIFICATION – TASH RESIDENCE CATEGORICAL EXEMPTION CLASS 3

Consider a request from Andrea Tash, for the approval of a Subdivision Final Map Modification to reduce the 30-foot front building setback line shown on Book H,

Page 19 of the Bear Creek Association Subdivision Map for the construction of an addition to the existing single-family residence, consisting of a two-vehicle garage and storage/utility space below.

Project Location: 2325 John Scott Trail, Alpine Meadows

APN: 095-271-006

Total Acreage: .5 acre

Zoning: RS (Residential Single Family)

Community Plan Area: Alpine Meadows Community Plan

MAC Area: North Tahoe Regional Advisory Counsel

Owner/ Applicant: Andrea Tash, PO Box 6914, Tahoe City CA 96145

County Staff: Stacy Wydra, Planner (530) 581-6288

Engineering and Surveying: (530) 745-3110

Environmental Health: (530) 745-2300

2) 10:10 AM

VARIANCE APPEAL - TUNCER RESIDENCE GARAGE (PVAA 20070248)

Consider an appeal from Deniz and Ayshe Tuncer of the Zoning Administrator's decision to approve a Variance to the required setback allowing a 20 foot length garage at a setback of 19 feet from the edge of traveled way instead of the requested 22-foot length garage with a setback of 17 feet from the edge of traveled way.

Categorical Exemption Class 3

Project Location: northeasterly dead-end portion of Edgewater Drive in Dollar Point

APN: 093-083-014

Total Acreage: .3346 acres

Zoning: Tahoe City PAS 010 (Plan Area Statement, Dollar Point Residential).

Community Plan Area: Tahoe City Area General Plan

MAC Area: North Tahoe Regional Advisory Council

Owner: Deniz and Ayshe Tuncer, Owner, PO Box 9180, Incline Village, NV 89452-9180

Appellant: Agan Consulting Group, P O Box 9180, Incline Village NV 89452 (775) 823-9300

Planning Department: Stacy Wydra (530) 581-6288

Engineering & Surveying Department: Sharon Boswell (530) 745-7500

Environmental Health: (530) 745-2300

3) 10:20 AM

ZONING ADMINISTRATOR APPEAL – VARIANCE (PVAA 20070286)

PARTRIDGE (PVAA T20070286)

CATEGORICAL EXEMPTION CLASS 5

Consider an Appeal from Laura Partridge of the Zoning Administrator's denial of a Variance to allow three additional on-site employees to operate the home occupation for a total of four on-site employees, where one on-site employee is normally allowed.

Project Location: 10400 Pine Cone Drive, Truckee

APN: 080-390-008

Total Acreage: 2.34-acre parcel

Zoning: RS-AG-B-X-1 acre minimum (Residential Single Family combining Agriculture combining a minimum building site size of 1 acre minimum)

Community Plan Area:

MAC Area: none

Applicant/Appellant: Laura Partridge, 10400 Pine Cone Drive, Truckee CA 96161

County Staff: Stacy Wydra Planner (530) 581-6288

Engineering and Surveying: Sharon Boswell, Engineer (530) 745-3110
Environmental Health: (530) 745-2300

4) 10:35 AM

**EXTENSION OF TIME - MAJOR SUBDIVISION/CONDITIONAL USE
PERMIT - (PSUB20040612)
HIGHLANDS VILLAGE
PREVIOUSLY APPROVED NEGATIVE DECLARATION**

Consider a request from K.B. Foster Civil Engineer on behalf of Highlands Village L.P. for approval of an Extension of Time for a Major Subdivision/Conditional Use Permit for a Planned Development (PD) of a +/- 13-acre property in the Dollar Hill area consisting of a mix of 50 market rate single-family housing units, 78 affordable senior apartments and +/- 4,800 sq.ft. of commercial development.

Project Location: north of the intersection of State Route 28 and Fabian Way in the Dollar Hill area of North Tahoe

APN: 093-160-079, 080, and 081

Total Acreage: 13 acres +/-

Zoning: PAS 009B Dollar Hill Commercial/Public Service of the Tahoe City Area General Plan

Community Plan Area: Tahoe City Area General Plan

MAC Area: North Tahoe Regional Advisory Council

Owner: Highlands Village, L.P. – R.T. Nahas General Partner, PO Box 3059 San Ramon CA 94583

Applicant: KB Foster Civil Engineering Inc., PO Box 129, Carnelian Bay, CA 96140

County Staff: Michael Wells, Planner (530) 745-3024

Engineering and Surveying: (530) 745-3110

Environmental Health: (530) 745-2300

5) 10:50 AM

**CONDITIONAL USE PERMIT (PCPA T20070531)
SQUAW VALLEY ACADEMY MASTER PLAN
MITIGATED NEGATIVE DECLARATION**

Consider a request from Gary Davis Group on behalf of Don Rees, for the approval of a Conditional Use Permit for the expansion to the existing operations of the Squaw Valley Academy. The project proposal consists of a single-phase and includes the demolition of an existing structure along the road frontage, construction of a 9,000 square foot, 3-story dormitory, 4,000 square foot, 2-story Headmasters Quarters, additional parking spaces, the reconfiguration of the parking lot and layout, and on-site improvements, including but not limited to, drainage, snow storage, and landscaping.

Project Location: 235 Squaw Valley Road, Squaw Valley area, located approximately .25 miles from intersection of Highway 89 and Squaw Valley Road

APN: 096-290-027-000 and 096-290-058-000.

Total Acreage: 2.8-acre parcel

Zoning: EC (Entrance Commercial) in the Squaw Valley General Plan and Land Use Ordinance

Community Plan Area: Squaw Valley Community Plan

MAC Area: Squaw Valley MAC

Applicant: Gary Davis Group Attn: Sean Cleary PO Box 7409, Tahoe City, CA 96145

Owner: Don Rees, PO Box 2667, Olympic Valley, CA 96146

County Staff: Stacy Wydra, Planner (530) 581-6288

6) 11:15 AM

**REZONE/MAJOR SUBDIVISION (PREA T20070547)
DONNER-TRUCKEE COMMERCIAL CENTER AND VETERINARY
HOSPITAL**

MITIGATED NEGATIVE DECLARATION

Consider a request from Thomas Parilo & Associates on behalf of Dr. Craig Machado, for the approval of:

- A request to rezone the current Farm (F) zone designation to Commercial Planned Development, Combining Design Sierra District (CPD-Ds) to be compatible with the General Commercial land use designation identified for the project site in the Martis Valley Community Plan.
- A request for a Conditional Use Permit to allow for office, retail, and service uses.
- Tentative map proposing four parcels (Parcel 1A, 1B, 2A, and 2B) Parcel 1B would be the ground level lot for the proposed veterinary hospital and 6 condominium airspace units and Parcel 2B would be the ground level lot for the 17 condominium airspace units. Parcels 1A and 2A would be the ground level lots for the common improvements (parking area and site utilities).

The purpose of the proposed rezone is to facilitate expansion of an existing veterinary hospital and accommodate service and/or retail commercial land uses, as follows: a) Demolish and rebuild the existing veterinary hospital and small animal boarding facility, which is currently housed within two buildings (5,250 square feet) into one building containing approximately 6,164 square feet. The redevelopment of the hospital and boarding facility will include an expansion of 910 square feet for additional space for office, storage, and break room use. b) Construct a two-story commercial/office building (approximately 16,963 square feet).

The project also includes a freestanding sign, to be located at the front of the property adjacent to Highway 267, that would measure 25 feet in height, and an annexation into Truckee Donner Public Utility District in order to obtain public treated water. The approval and adoption of this Initial Study/Mitigated Negative Declaration is contingent upon the approval of the annexation requested by the Nevada County LAFCO and Placer County LAFCO.

Project Location: 9701 HWY 267, on the west side of Highway 267, approximately ¼ mile north of the intersection of Highway 267 and Schaffer Mill Road, just south of Truckee in the Martis Valley area

APN: 080-270-038-000

Total Acreage: 1.63

Zoning: F(Farm)

Community Plan Area: Martis Valley Community Plan

MAC Area: None

Applicant: Thomas Parilo and Associates, 10320 Tillicum Way, Nevada City CA 95959

Owner: Dr. Craig Machado, 9701 Highway 267, Truckee CA 96161

County Staff: Nick Trifirio Planner (530) 745-3118

Engineering and Surveying: Rebecca Taber(530) 745-3110

Environmental Health: (530) 745-2300

7) 1:00 PM

**TAHOE VISTA PARTNERS, LLC AFFORDABLE HOUSING AND
INTERVAL
OWNERSHIP DEVELOPMENT PROJECT ENVIRONMENTAL IMPACT
REPORT (PEIR T20050537, STATE CLEARINGHOUSE #2006022100)**

To receive public comments on the Draft EIR for the **Tahoe Vista Partners, LLC Affordable Housing and Interval Ownership Development Project** (PEIR T20050537, State Clearinghouse #2006022100) The project site is located within the unincorporated portion of Placer County, California, within the boundaries of the Tahoe Vista Community Plan. Regional access to the site is provided by California State Route (SR) 28 and SR 267. The approximately 6.25-acre project site (APN: 117-071-029) is located at 6873 North Lake Tahoe Boulevard (SR 28), approximately 250 feet north of Lake Tahoe and about 1 mile west of the intersection of SR 28 and SR 267. The site is largely unpaved and contains the Sandy Beach Campground (a campground and recreational vehicle [RV] park), an approximately 7,300-square foot main 2-story commercial building fronting SR 28 that houses Spindelshanks Restaurant, and several other smaller buildings.

The proposed project (Alternative A), along with two development alternatives (Alternatives B and C), and the No-Project Alternative (Alternative D) are analyzed in the Draft EA/EIR. Alternative A includes the removal of Sandy Beach Campground and the smaller buildings and the construction of 45 interval ownership tourist accommodation units (TAUs), a clubhouse/administration building, 10 deed-restricted affordable/employee housing units, improvements to the existing main 2-story commercial building, and SR 28 frontage improvements. The development alternatives vary based on the number of TAU units – from 39 to 45, and on recreational amenities. Requested entitlements will include a Tentative Parcel Map, Conditional Use Permit, and Design Review approval. The purpose of the project is to replace the existing seasonal Sandy Beach Campground with a year-round source of destination tourists and provide affordable housing to the north Lake Tahoe area.

THE PURPOSE OF THIS HEARING IS TO PROVIDE AN EARLY OPPORTUNITY FOR THE PUBLIC TO COMMENT ON THE PROJECT'S EIR. The merits of this project will not be considered at this hearing. A separate public hearing will be set at a later date for the actual consideration of the project.

Project Location: 6873 North Lake Tahoe Boulevard (SR 28), approximately 250 feet north of Lake Tahoe and about 1 mile west of the intersection of SR 28 and SR 267

APN: 117-071-029-000

Total Acreage: 12.5

Zoning: 022 Tahoe Vista Sa #1: Tourist

022 Tahoe Vista Sa #2: Commercial

Community Plan Area: Tahoe Vista Community Plan

MAC Area: North Tahoe Regional Advisory Council

Applicant: Lanza Joseph & Joyce Ann Et Al

Owner: Spindleshanks Inc., PO Box 17, Tahoe Vista CA 96148

County Staff: Stacy Wydra, Planner (530) 581-6288

Engineering and Surveying: (530) 745-3110

Environmental Health: (530) 745-2300